



REGULAR BOARD OF ALDERMEN MEETING
SALADO MUNICIPAL BUILDING
301 N. STAGECOACH - SALADO, TEXAS
FEBRUARY 16, 2023 – 6:30 P.M.

THIS WILL BE AN IN-PERSON MEETING THAT WILL ALSO BE AVAILABLE VIRTUALLY USING ZOOM. YOU CAN ACCESS THE MEETING FROM YOUR COMPUTER, TABLET OR SMARTPHONE USING THE FOLLOWING LINK:

<https://us02web.zoom.us/j/87634364126?pwd=K1NFYmtvNk9HcGRDSXRIU2tU53JWZz09>

MEETING ID: 876 3436 4126

PASSWORD: 646755

OR YOU CAN DIAL IN TO THE MEETING WITH YOUR PHONE USING ONE OF THE FOLLOWING PHONE NUMBERS AND USING THE MEETING ID AND PASSWORD:

1-346-248-7799

1-253-215-8782

1-669-900-6833

1-301-715-8592

1-312-626-6799

1-929-205-6099

AGENDA

CALL TO ORDER

FEBRUARY 16, 2023, AT 6:30 P.M.

CALL OF ROLL

VILLAGE ADMINISTRATOR

INVOCATION

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

ZONING BOARD OF ADJUSTMENTS

HOLD A PUBLIC HEARING AND CONSIDER ACTION REGARDING A REQUEST FOR A VARIANCE FROM SECTION 3.4(G)(2)(B) OF THE VILLAGE OF SALADO ZONING ORDINANCE TO ALLOW FOR AN ENCROACHMENT INTO THE REQUIRED SIDE YARD SETBACK OF A PROPERTY LOCATED AT 918 CEDAR PARK CIRCLE, SALADO, BELL COUNTY, TEXAS. (TOMMYE PRATER, APPLICANT)

1. CITIZENS COMMUNICATIONS

THE BOARD OF ALDERMEN WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN NOT ON THE AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE (3) MINUTE TIME LIMIT WHEN ADDRESSING THE BOARD. SPEAKERS WILL HAVE ONE (1) OPPORTUNITY TO SPEAK DURING THIS TIME-PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR ALDERMEN CONSIDERATION.

2. CONSENT AGENDA

- (A) APPROVAL OF MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING OF FEBRUARY 2, 2023.
- (B) APPROVAL OF JANUARY 2023 FINANCIAL STATEMENTS FOR THE VILLAGE OF SALADO.
- (C) APPROVAL OF THE APPOINTMENT OF TIM FLANAGAN TO THE MUSIC FRIENDLY COMMUNITY ADVISORY BOARD.

3. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING ANY ITEM REMOVED FROM THE CONSENT AGENDA

4. VILLAGE ADMINISTRATOR'S REPORT

- MAIN STREET LIGHTING
- POLICE CHIEF SEARCH

- SALES TAX COLLECTIONS
- DRAINAGE IMPROVEMENTS
- MAY 2023 GENERAL ELECTION
- FEBRUARY 2023 ICE STORM

5. PUBLIC HEARINGS AND APPROVAL OF ORDINANCES

- (A) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE, APPROXIMATELY 299.025 ACRES OF TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT") OWNED RIGHT-OF-WAY ON INTERSTATE 35, FROM THE SOUTHERN CORPORATE LIMITS OF THE VILLAGE OF SALADO NEAR FM 2268, SOUTH TO A LOCATION JUST NORTH OF THE BELL COUNTY LINE, IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT "A", LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO IN THE VILLAGE'S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE VILLAGE OF SALADO, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING. (VILLAGE ADMINISTRATOR)
- (B) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE, APPROXIMATELY 10.302 ACRES OF TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT") OWNED RIGHT-OF-WAY ON FM 2268, FROM THE EASTERN CORPORATE LIMITS OF THE VILLAGE OF SALADO NEAR GUESS ROAD, EAST TO GOOSENECK ROAD IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT "A", LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO IN THE VILLAGE'S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE VILLAGE OF SALADO, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING. (VILLAGE ADMINISTRATOR)

6. DISCUSSION AND POSSIBLE ACTION

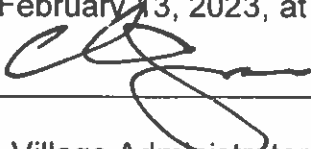
- (A) DISCUSS AND CONSIDER POSSIBLE ACTION APPROVING THE VILLAGE OF SALADO, TEXAS, BASIC FINANCIAL STATEMENTS AND SUPPLEMENTAL SCHEDULES AND INDEPENDENT AUDITOR'S REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022. (PHIL VAUGHAN, CPA, ARMSTRONG, VAUGHAN & ASSOCIATES, P.C.)
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED CONSTRUCTION/FINAL PLAT FOR PHASE I OF THE MUSTANG SPRINGS DEVELOPMENT LOCATED OFF FM 2843 IN THE E-T-J OF THE VILLAGE OF SALADO, TEXAS. (VILLAGE ADMINISTRATOR)

ADJOURNMENT

THE BOARD OF ALDERMEN MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Salado Municipal Building on February 13, 2023, at 6:00 p.m.



Don Ferguson, Village Administrator/Acting City Secretary

The Village of Salado is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Don Ferguson, Village Administrator, at 254-947-5060 for information. Hearing-impaired or speech-disabled persons equipped with

telecommunication devices for the deaf may call 512-272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

Board of Adjustments Agenda Item Form



Date Submitted: February 15, 2023

Agenda Date Requested February 16, 2023

Project/Proposal Title: HOLD A PUBLIC HEARING AND CONSIDER A REQUEST FOR VARIANCE TO ALLOW AN ENCROACHMENT INTO THE REQUIRED SIDE YARD SETBACK OF A PROPERTY AT 918 CEDAR PARK CIRCLE

Board Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

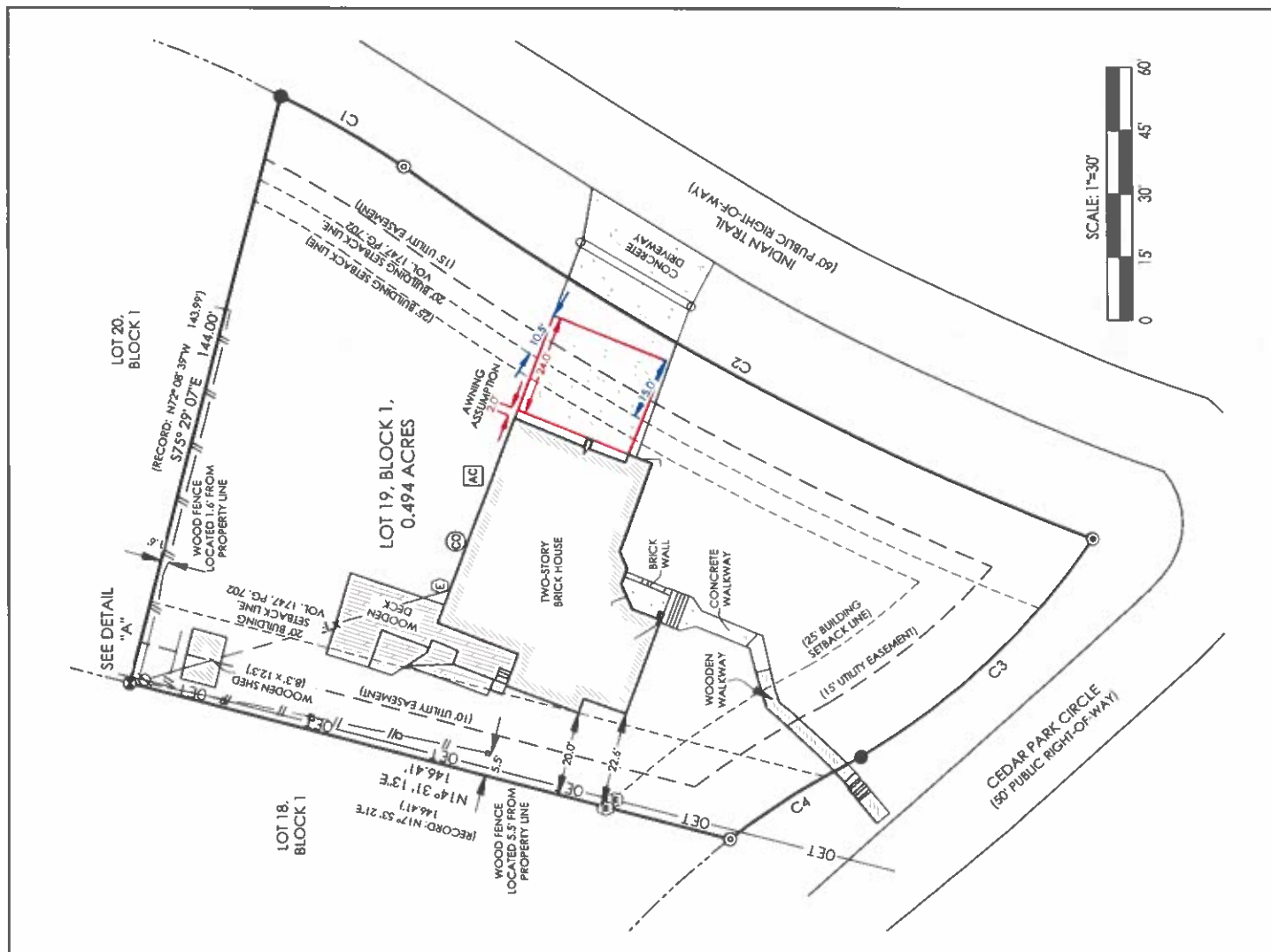
Project/Proposal Summary:

This item was placed on the agenda to allow board members to hold a public hearing and consider action regarding a request for a variance from Section 3.4(G)(2)(B) of the Village of Salado Zoning Ordinance which prohibits encroachments into the required side yard setback for the residential property located at 918 Cedar Park Circle.

The applicant, Tommye Prater, is seeking the variance so she can place a twenty-four (24) foot long carport on the east side of her home. The proposed carport will encroach fifteen (15) feet into the required twenty (20) feet side yard setback adjacent to Indian Trail. The carport will also encroach into a fifteen (15) foot utility easement. The applicant states the close proximity of her residence to the building setback line creates an undue hardship and makes the need for a variance necessary.

Notice of public hearing was published in the Salado Village Voice and notices were sent to property owners within 200' of the subject property. To date, no comments have been received either for or against the request.

Attached is an exhibit showing the proposed location of the carport



ZONING VARIANCE APPLICATION



Date 1 / 12 / 23

APPLICANT

PROPERTY OWNER

Name

Peerless Enterprises

Tommye Prater

Mailing Address

2603 Taylor's Valley
Belton, TX

Daytime Phone

254-939-3300

Fax

E-mail

jeff@peerlessroofing.com

PROPERTY DESCRIPTION

Street Address

918 Cedar Park Circle

Acres

Location

Legal millcreek section 9, Block 001, Lot 19

Building use of property

homestead

Are there buildings on the property?

If yes, what are they used for?

REQUESTED VARIANCE

I/We request a variance to Section

of the Zoning Ordinance which requires

Instead, I/We would like to request

a variance to side yard setback. We are proposing
an open carport cover that will tie into house

and match current architectural style.

We feel building it in accordance with current
side yard setbacks that it will not serve intended
use, which is to protect cars from storm damage

SUBMITTAL REQUIREMENTS

- ☒ \$250.00 Application Fee, due at time of application and payable to the Village of Salado.
- ☒ Site plan with additional information needed to properly and effectively review the request.
5 copies. (All drawings must be to scale.)

PLEASE NOTE:

All agreements to the variance by neighbors of the property in question must be in writing to be submitted for support to the variance request.

No variance shall be granted unless the Zoning Board of Adjustments finds:

- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land; and
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
- (4) That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Ordinance.

918 Cedar Park Circle

Salado, Texas

Scope of Work

Demo existing roof edge to tie into structural top plate of garage.

Install 2 columns approximately 24' from the garage

Wood frame a 20'x24' carport cover directly in front of garage

Build carport to aesthetically match the home

Install motion lights on the eave of the carport and install lights under carport

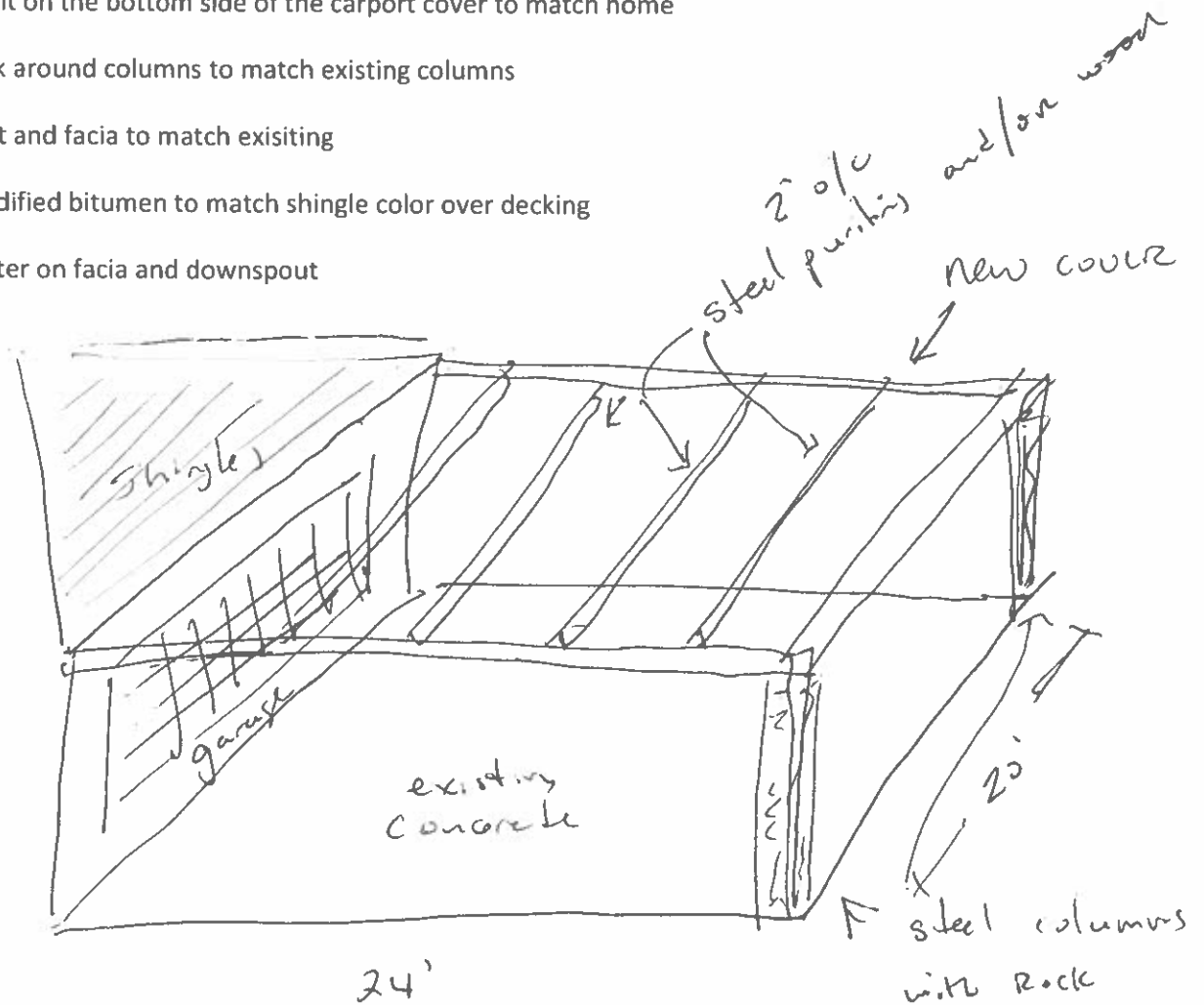
Install soffit on the bottom side of the carport cover to match home

install rock around columns to match existing columns

Paint soffit and fascia to match existing

Install modified bitumen to match shingle color over decking

Install gutter on fascia and downspout



BOA Agenda Item Form



Date Submitted: February 11, 2023

Agenda Date Requested: February 16, 2023

Project/Proposal Title: CONSIDER APPROVAL OF
MINUTES OF THE FEBRUARY 2, 2023 REGULAR
MEETING OF THE BOARD OF ALDERMEN

Funds Required:

Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider approval of the minutes of the February 2, 2023, Regular Meeting of the Board of Aldermen.

The minutes will be presented to board members under separate cover in advance of the meeting for review and consideration.

BOA Agenda Item Form



Date Submitted: February 13, 2023

Agenda Date Requested: February 16, 2023

Project/Proposal Title: CONSIDER APPROVAL OF
JANUARY 2023 FINANCIAL STATEMENTS FOR THE
VILLAGE OF SALADO

Funds Required:

Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider approval of the January 2023 Financial Statements for the Village of Salado.

The Statements will be presented to board members under separate cover in advance of the meeting for review and consideration.

BOA Agenda Item Form



Date Submitted: February 11, 2023

Agenda Date Requested: February 16, 2023

Project/Proposal Title: CONSIDER APPOINTMENT
OF TIM FLANAGAN TO THE SALADO MUSIC
FRIENDLY COMMUNITY ADVISORY BOARD

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider the appointment of Tim Flanagan to the Salado Music Friendly Community Advisory Board.

Attached is a copy of Mr. Flanagan's application.

Don Ferguson

From: Salado Texas <salado-tx@municodeweb.com>
Sent: Tuesday, February 7, 2023 2:47 PM
To: Don Ferguson
Subject: Form submission from: Boards and Commissions Member Application

Submitted on Tuesday, February 7, 2023 - 2:46pm

Submitted by anonymous user: 24.155.44.40

Submitted values are:

I AM INTERESTED IN SERVING ON THE FOLLOWING BOARDS AND COMISSIONS

Boards and Commissions Music Friendly Community Advisory Board

Personal Information

First Name Tim

Last Name Flanagan

Street Address 2 Rock Creek Dr.

City Salado, Texas

Zip Code 76571

Email tim@solasgallery.com

Phone Number 254-228-3253

Do you live inside the corporate limits of the Village of Salado? Yes

Qualifications

Please list any professional and/or community organizations and activities you are involved in.

- business owner for 30yrs
- board member of Providence Preparatory School (6yrs)
- served on multiple boards and committees
- long-time amateur musician
- member of Salado Community Chorus
- Village of Salado Community Institute

Please list any areas of expertise, experience, training, skills, or interests which you belief qualifies you for membership on this board or commission.

marketing / advertising experience for small business

graphic design experience

30 years as a professional photographer

simply a fan of art in general and live music in particular

Resume

References

References

Other

Current or Previous Public Service

Are you currently serving on a Village of Salado board or commission? No

Have you ever served on a Village of Salado board or commission? No

Do you have any relatives or members of your household serving as an elected or appointed official of the Village of Salado? No

Ethics Agreement

Have you ever been convicted of a crime, excluding traffic violations? No

If yes, please explain

Do you know of any reason you might have a conflict of interest because your service on the board or commission that you are applying for? If so, please list below. no

Supplemental Questions

Have you ever attended a meeting of the board or commission you are applying for? No

Why are you willing to commit time to volunteer for this appointed position?

I have a background that I believe would be beneficial to the committee.

I have owned a business for 30 years and have experience in management and organization. I enjoy playing guitar and singing privately and in bands as a hobby.

I'm excited about the opportunity to use my skills and passion for music to contribute to the committee's efforts to promote live music. I believe that a vibrant live music scene is essential for a thriving community and I would be honored to be a part of the team working to make it happen.

PLEASE READ THE FOLLOWING STATEMENT CAREFULLY BEFORE SUBMITTING YOUR APPLICATION

I CERTIFY THAT ALL STATEMENTS THAT I HAVE MADE ON THIS APPLICATION AND ANY OTHER SUPPLEMENTARY MATERIALS ARE TRUE AND CORRECT. I HEREBY AUTHORIZE THE VILLAGE OF SALADO TO INVESTIGATE THE ACCURACY OF THIS INFORMATION FROM ANY PERSON OR ORGANIZATION, AND I RELEASE THE VILLAGE OF SALADO AND ALL PERSONS AND ORGANIZATION FROM ALL CLAIMS AND LIABILITIES ARISING FROM SUCH INVESTIGATION OR THE SUPPLYING OF INFORMATION FOR SUCH INVESTIGATION. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION ON THIS APPLICATION OR SUPPLEMENTARY MATERIALS WILL BE CAUSE FOR REFUSAL OF APPOINTMENT OR IMMEDIATE DISMISSAL AT ANY TIME DURING THE PERIOD OF MY APPOINTMENT.

Name of Applicant Tim Flanagan

Date of Application Tue, 02/07/2023

The results of this submission may be viewed at:

<https://www.saladotx.gov/node/4129/submission/476>

BOA Agenda Item Form



Date Submitted: February 11, 2023

Agenda Date Requested: February 16, 2023

Project/Proposal Title: CONSIDER ACTION
REGARDING ANY ITEMS REMOVED FROM THE
CONSENT AGENDA

Funds Required:

Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider approval of any items removed from the Consent Agenda.

BOA Agenda Item Form



Date Submitted: February 13, 2023

Agenda Date Requested: February 16, 2023

Project/Proposal Title: VILLAGE ADMINISTRATOR'S STATUS REPORT

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

- Main Street Lighting
- Police Chief Search
- Sales Tax Collections
- Drainage Improvements
- May 2023 General Election
- February 2023 Ice Storm

BOA Agenda Item Form



Date Submitted: February 11, 2023

Agenda Date Requested February 16, 2023

Project/Proposal Title: CONSIDER ACTION
REGARDING AN ORDINANCE ANNEXING 299.025
ACRES OF TXDOT RIGHT-OF-WAY ON INTERSTATE
35

Council Action Requested:

- ☒ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to hold a public hearing and consider approval of an ordinance annexing approximately 299.025 acres of Texas Department of Transportation ("TxDOT") right-of-way on Interstate 35 from the Village's southern corporate limits near FM 2268, south to a location just north of the Bell County line.

The proposed annexation, if approved, will take the Village of Salado's corporate limits on Interstate 35 to the City of Jarrell's E-T-J. It does not include the northbound and southbound rest areas.

Public notice of the proposed annexation was provided to TxDOT, various service providers and the general public. To date, no comments have been received either for or against the proposed annexation.

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE, APPROXIMATELY 299.025 ACRES OF TEXAS DEPARTMENT OF TRANSPORTATION (“TXDOT”) OWNED RIGHT-OF-WAY OF INTERSTATE 35, FROM THE SOUTHERN CORPORATE LIMITS OF THE VILLAGE OF SALADO NEAR FM 2268, SOUTH TO A LOCATION JUST NORTH OF THE BELL COUNTY LINE, IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT “A”, LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO IN THE VILLAGE’S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE VILLAGE OF SALADO, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

WHEREAS, the Village of Salado, Texas (“Village”) is a Type-A, General Law municipality with the rights and privileges thereto; and

WHEREAS, the Village of Salado, Texas is authorized by State law to annex territory lying adjacent and contiguous to the corporate limits of said Village of Salado, Texas in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, on November 21, 2022, the Village of Salado notified the Texas Department of Transportation (“TxDOT”) of its intent to annex the portion of TxDOT-owned right-of-way on Interstate 35 lying adjacent and contiguous to the present corporate limits of the Village of Salado in accordance with Texas Local Government Code Section 43.1056; and

WHEREAS, a 299.025 acre tract of land, being the existing public right-of-way of Interstate 35 from the Village’s southern corporate limits, near FM 2268, south to a location just north of the Bell County line, as more particularly described by metes and bounds, attached hereto and incorporated for all purposes as Exhibit “A”; and

WHEREAS, the Board of Aldermen of the Village of Salado (“Aldermen”) conducted a public hearing on February 16, 2023, regarding annexation of the subject right-of-way and has provided all required notices within the timeframes established under Chapter 43 of the Texas Local Government Code; and

WHEREAS, the Village has prepared a service plan for the subject right-of-way to be annexed in accordance with Section 43.056 of the Texas Local Government Code providing for full municipal services to such area, which service plan was made available to the public; and

WHEREAS, the Board of Aldermen deems it to be in the best interest of the citizens of the Village to annex said territory into the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

1. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the Board of Aldermen of the Village of Salado, Texas, and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

2. ANNEXATION OF TERRITORY

- A.** The properties in the area described in Exhibit "A" , which is attached hereto and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e., corporate limits) of the Village of Salado, and is made an integral part, hereof.
- B.** The official map and boundaries of the Village of Salado are hereby amended and revised so as to include the area annexed, and to reflect the expansion of the Village's extraterritorial jurisdiction resulting from such annexation.

3. EFFECTIVE DATE

This Ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

4. FILING

- A.** The Village Secretary is hereby instructed to include this Ordinance in the records of the Village.
- B.** The Village Secretary is hereby instructed to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction.
- C.** The Village Secretary is hereby instructed to file a certified copy of this Ordinance with the Bell County Clerk.

5. SEVERABILITY

It is hereby declared to be the intention of the Board of Aldermen of the Village of Salado that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any

phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this the ____ day of _____ 2023, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the Board of Aldermen of the Village of Salado, Texas.

Michael Coggin, Mayor

ATTEST:

Don Ferguson, Village Administrator/Acting City Secretary

Exhibit "A"

SURVEY AND METES AND BOUNDS DESCRIPTION

INTERSTATE 35 RIGHT-OF-WAY

**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRELL E.T.J. LINE**

DATE: AUGUST 2022
 COMPLETED FOR: THE VILLAGE OF SALADO
 BASE OF SURVEY: PERAS STATE PLANS, CERTIFIED ENGINE, HAOB
 THE VILLAGE OF SALADO MUNICIPAL LIMITS IS BASED ON THE APPROPRIATE
 LOCATION PROVIDED BY THE TELL COUNTY APPROPRIATE OR MAP
 THE CITY OF JARRELL E.T.J. LINE IS BASED ON THE APPROPRIATE LOCATION
 PROVIDED BY THE CITY OF JARRELL E.T.J. MAP
 THIS SURVEY IS TO BE USED FOR ANNEXATION PURPOSES ONLY
 FIELD WORK WAS NOT COMPLETED FOR THIS DESCRIPTION
 BEARING AND DISTANCE SHOWN HERE ON HERE PROVIDED BY THE 18246
 DEPARTMENT OF TRANSPORTATION HIGHWAY MAP CUI 601549 454
 601549 454 601549 454 601549 454
 BACKGROUND AND HORIZONTAL DISPARITY, SEE AREA LOCATIONS ARE
 NOT TO BE

TO BE DESCRIBED: 12,049 ACRES
 THE ANNEXATION AREA 299,825 ACRES
 THE PARCEL: 12,049 ACRES, SEE AREA: 24,145 ACRES
 THE PARCEL: 12,049 ACRES, SEE AREA: 24,145 ACRES



**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRELL E.T.J. LINE**

DATE: AUGUST 2023
 COMPILED FOR: THE VILLAGE OF SALADO
 BASE OF BENCHMARK: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
 THE VILLAGE OF SALADO MUNICIPAL LIMITS IS BASED ON THE APPROXIMATE
 LOCATION PROVIDED BY THE 2011 COUNTY APPRAISAL DISTRICT MAP
 THE CITY OF JARRELL E.T.J. LINE IS BASED ON THE APPROXIMATE LOCATION
 PROVIDED BY THE CITY OF JARRELL GIS MAP
 THIS SURVEY IS TO BE USED FOR ANNEXATION PURPOSES ONLY.
 FIELD NOTES HAS NOT COMPILED FOR THIS DESCRIPTION.
 MARKS AND DISTANCES SHOWN ARE ON 1988 PROVIDED BY THE TEXAS
 DEPARTMENT OF TRANSPORTATION (DOT) MAP C-13018-07-07A
 ON 1988 AND 1988-121, ON 1988-122
 FOR BOUNDARY AND HORIZONTAL ONE-PARCEL, SEE AREA LOCATIONS ARE
 NOTED.

TO BE DESCRIBED: 333.04 ACRES
 THE ANNEXATION AREA BY 238 ACRES
 ONE PARCEL, 11 BOUNDARY, SEE AREA, 31.04 ACRES
 ONE PARCEL, 11 BOUNDARY, SEE AREA, 31.04 ACRES



**VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO CITY OF JARRELL E.T.J. LINE**

1. DATE: AUGUST 2022
2. COMPILED FOR: THE VILLAGE OF SALADO
3. BASIS OF SURVEY: TEXAS STATE PLANE, COORDINATE ZONE, NAD83
4. THE VILLAGE OF SALADO MUNICIPAL LIMITS IS BASED ON THE APPROPRIATE
5. LOCATION PROVIDED BY THE BELL COUNTY APPRAISAL GIS MAP
6. THE CITY OF JARRELL E.T.J. LINE IS BASED ON THE APPROPRIATE LOCATION
7. PROVIDED BY THE CITY OF JARRELL'S GIS MAP
8. THE SURVEY IS TO BE USED FOR ANNEXATION PURPOSES ONLY
9. FIELD WORK WAS NOT COMPLETED FOR THIS DESCRIPTION
10. BEARINGS AND DISTANCES SHOWN HEREON WERE PROVIDED BY THE TEXAS
11. DEPARTMENT OF TRANSPORTATION BENCH-MARK MAP (2011) 001 549-024
12. 001 549-025, 001 549-131, 001 549-132
13. BOUNDARY AND INTERSECTION OF PARCELS ARE AREA LOCATIONS ARE
14. APPROXIMATE

15. TOTAL AREA: 35.00 ACRES
16. ANNEXATION AREA: 29.00 ACRES
17. PARCELS 1-10: 10.00 ACRES
18. TOTAL AREA: 35.00 ACRES

19. THE VILLAGE OF SALADO
20. ESTABLISHED AT 2010.17 FROM
21. THE EXISTING CITY JARRELL CITY
22. LINE LINE, THE JARRELL CITY LINE
23. WAS ESTABLISHED USING THE
24. CITY LINE SHAPE FILE PROVIDED
25. BY THE CITY OF JARRELL



Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

FIELD NOTES FOR A 363.049 ACRE TRACT OF LAND:

SAVE AND EXCEPT AREA 1, SOUTHBOUND REST AREA: 31.962 ACRES

SAVE AND EXCEPT AREA 2, NORTHBOUND REST AREA: 32.063 ACRES

NET AREA BEING ANNEXED: 299.025 ACRES

BEING A 363.049 ACRE TRACT OF LAND, LOCATED IN THE H.W. HURD SURVEY, ABSTRACT NO. 398, , T. BUCKEY SURVEY, ABSTRACT NO. 82, THE J.P. WALLACE SURVEY, ABSTRACT NO. 902, THE R. TANKERSLY SURVEY, ABSTRACT NO. 841, THE J.V. PERKINS SURVEY, ABSTRACT NO. 660, THE P.A. ACKERMAN SURVEY, ABSTRACT NO. 28, THE J. SMITH SURVEY, ABSTRACT NO. 760, THE A. VANNESS SURVEY, ABSTRACT NO 855, THE W.R. WARRICK SURVEY, ABSTRACT NO. 925, THE W. LYONS SURVEY, ABSTRACT NO. 521, AND THE W. CONNELL SURVEY, ABSTRACT NO. 152, BELL COUNTY, TEXAS; SAID 363.049 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at point located in the west right-of-way line Interstate Highway 35, said point being the approximate location of the southwest corner of the existing Village of Salado Municipal limits and bears N 15° 19' 09" E, a distance of 132.44' from angle point located the intersection of the north right-of-way line of F.M. Highway 2843 and the west right-of-way line of Interstate Highway 365; Said point of beginning located at state plane, central zone coordinate (N) 10311512.63 (E) 3171065.88

1. Thence, with the south line of the existing Village of Salado Municipal limits, crossing Interstate Highway 35, S 74° 40' 51" E, a distance of 395.11' to a point located in the east right-of-way line of Interstate Highway 35;

Thence, with the east right-of-way line of Interstate Highway 35, the following fifty-two (52) courses and distances:

2. S 15° 47' 07" W, a distance of 343.86' to a point for angle;

3. S $16^{\circ} 34' 01''$ W, a distance of 475.86' to a point for angle;
4. S $15^{\circ} 21' 46''$ W, a distance of 1474.54' to a point for angle;
5. S $00^{\circ} 19' 09''$ W, a distance of 314.67' to a point for angle;
6. S $33^{\circ} 22' 23''$ W, a distance of 780.22' to a point for angle;
7. S $27^{\circ} 54' 58''$ W, a distance of 41.39' to a point for angle;
8. S $29^{\circ} 04' 31''$ W, a distance of 114.82' to a point for angle;
9. S $25^{\circ} 00' 51''$ W, a distance of 332.71' to a point for angle;
10. S $13^{\circ} 56' 37''$ W, a distance of 45.80' to a point located at the beginning of a curve to the left;
11. With said curve to the left containing a radius of 995.37', an interior angle of $07^{\circ} 25' 01''$, a chord which bears S $10^{\circ} 14' 07''$ W, chord distance of 128.76', and curve length of 128.85', to a point of tangency;
12. S $06^{\circ} 31' 37''$ W, a distance of 120.60' to a point located at the beginning of a curve to the right;
13. With said curve to the right containing a radius of 1392.69', an interior angle of $07^{\circ} 26' 01''$, a chord which bears S $10^{\circ} 14' 37''$ W, chord distance of 180.56', and curve length of 180.69', to a point for corner;
14. N $75^{\circ} 55' 29''$ W, a distance of 235.82' to a point for angle;
15. S $24^{\circ} 37' 34''$ W, a distance of 87.29' to a point for angle;
16. S $47^{\circ} 35' 27''$ W, a distance of 395.46' to a point for angle;
17. S $39^{\circ} 29' 10''$ W, a distance of 812.99' to a point for angle;
18. S $35^{\circ} 36' 24''$ W, a distance of 2156.59' to a point located at the beginning of curve to the left;
19. With said curve to the left containing a radius of 1340.00', an interior angle of $30^{\circ} 15' 52''$, a chord which bears S $20^{\circ} 28' 28''$ W, chord distance of 699.61', and curve length of 707.81', to a point of tangency;

20. S $05^{\circ} 20' 32''$ W, a distance of 453.14' to a point located at the beginning of a curve to the right;
21. With said curve to the right containing a radius of 1460.00', an interior angle of $30^{\circ} 15' 52''$, a chord which bears S $20^{\circ} 28' 28''$ W, chord distance of 762.26', and curve length of 771.19', to a point of tangency;
22. S $35^{\circ} 36' 24''$ W, a distance of 642.80' to point located at the beginning of a curve to the right;
23. With said curve to the right containing a radius of 1460.00', an interior angle of $30^{\circ} 15' 52''$, a chord which bears S $50^{\circ} 44' 21''$ W, chord distance of 762.26', and curve length of 771.19', to a point of tangency;
24. S $65^{\circ} 52' 17''$ W, a distance of 398.89' to a point for angle;
25. S $51^{\circ} 50' 22''$ W, a distance of 553.72' to a point for angle;
26. S $54^{\circ} 41' 42''$ W, a distance of 129.03' to a point located at the beginning of a curve to the left;
27. With said curve to the left containing a radius of 5950.00', an interior angle of $05^{\circ} 02' 19''$, a chord which bears S $38^{\circ} 07' 34''$ W, chord distance of 523.07', and curve length of 523.24', to a point of tangency;
28. S $35^{\circ} 36' 24''$ W, a distance of 1167.88' to a point for angle;
29. S $24^{\circ} 17' 49''$ W, a distance of 611.89' to a point for angle;
30. S $35^{\circ} 36' 24''$ W, a distance of 1694.24' to a point for angle;
31. S $28^{\circ} 59' 00''$ W, a distance of 736.92' to a point for angle;
32. S $33^{\circ} 45' 50''$ W, a distance of 248.78' to a point for angle;
33. S $43^{\circ} 34' 36''$ W, a distance of 363.38' to a point for angle;
34. S $38^{\circ} 55' 56''$ W, a distance of 643.81' to a point for angle;
35. S $22^{\circ} 18' 21''$ W, a distance of 98.84' to a point for angle;
36. S $37^{\circ} 12' 18''$ W, a distance of 145.47' to a point for angle;

37. S 47° 00' 33" W, a distance of 100.10' to a point for angle;
38. S 33° 28' 25" W, a distance of 802.10' to a point for angle;
39. S 29° 05' 10" W, a distance of 339.06' to a point for angle;
40. S 24° 45' 37" W, a distance of 694.21' to a point for angle;
41. S 20° 07' 04" W, a distance of 947.49' to a point for angle;
42. S 18° 44' 12" W, a distance of 563.21' to a point for angle;
43. S 01° 18' 42" E, a distance of 320.51' to a point for angle;
44. S 18° 18' 37" W, a distance of 483.79' to a point for angle;
45. S 17° 18' 36" W, a distance of 194.89' to a point for angle;
46. S 55° 35' 16" W, a distance of 138.45' to a point for angle;
47. S 24° 31' 29" W, a distance of 1144.97' to a point for angle;
48. S 18° 56' 45" W, a distance of 406.27' to a point for angle;
49. S 20° 17' 26" W, a distance of 417.00' to a point for angle;
50. S 26° 28' 50" W, a distance of 370.98' to a point for angle;
51. S 15° 23' 07" W, a distance of 314.50' to a point for angle;
52. S 22° 48' 23" W, a distance of 160.40' to a point for angle;
53. S 20° 17' 26" W, a distance of 1832.25' to a point located at the approximate location of the City of Jarrell's E.T.J. line;
54. Thence, with the north line of the intended location of the City of Jarrell's E.T.J line, crossing Interstate Highway 35, with a non-tangent curve to the left containing a radius of 2640.00', an interior angle of 08°44'55", a chord which bears N 65° 08' 42" W, chord distance of 402.71', and curve length of 403.10', to a point of point located in the west right-of-way line of Interstate Highway 35;

Thence, with the west right-of-way line of Interstate Highway 35, the following forty-one (41) courses and distances:

55. N 20° 18' 12" E, a distance of 4197.18' to a point for angle;
56. N 05° 57' 38" E, a distance of 722.75' to a point for angle;
57. N 05° 57' 38" E, a distance of 80.49' to a point for angle;
58. N 36° 44' 28" E, a distance of 91.93' to a point for angle;
59. N 38° 44' 26" E, a distance of 393.97' to a point for angle;
60. N 30° 18' 18" E, a distance of 216.43' to a point for angle;
61. N 20° 18' 12" E, a distance of 646.66' to a point for angle;
62. N 20° 18' 12" E, a distance of 752.56' to a point for angle;
63. N 20° 18' 12" E, a distance of 174.47' to a point for angle;
64. N 20° 18' 12" E, a distance of 230.84' to a point for angle;
65. N 20° 18' 12" E, a distance of 278.68' to a point for angle;
66. N 20° 18' 12" E, a distance of 115.54' to a point for angle;
67. N 20° 18' 12" E, a distance of 117.15' to a point located at the beginning of a curve to the right;
68. With said curve to the right containing a radius of 2914.79', an interior angle of 15°18'04", a chord which bears N 27° 57' 14" E, chord distance of 776.09', and curve length of 778.40', to a point of tangency;
69. N 36° 36' 18" E, a distance of 407.51' to a point for angle;
70. N 35° 36' 16" E, a distance of 280.62' to a point for angle;
71. N 29° 54' 38" E, a distance of 127.71' to a point for angle;
72. N 34° 58' 38" E, a distance of 210.04' to a point for angle;
73. N 18° 37' 20" E, a distance of 825.42' to a point for angle;

74. N $57^{\circ} 29' 24''$ E, a distance of 453.09' to a point for angle;
75. N $48^{\circ} 32' 30''$ E, a distance of 146.30' to a point for angle;
76. N $45^{\circ} 48' 51''$ E, a distance of 364.81' to a point for angle;
77. N $35^{\circ} 35' 48''$ E, a distance of 7363.70' to a point for angle;
78. N $34^{\circ} 35' 51''$ E, a distance of 241.24' to a point located at the beginning of a curve to the left;
79. With said curve to the left containing a radius of 1935.00', an interior angle of $27^{\circ} 25' 49''$, a chord which bears N $21^{\circ} 53' 25''$ E, chord distance of 917.56', and curve length of 926.38', to a point of tangency;
80. N $06^{\circ} 36' 12''$ E, a distance of 106.15' to a point for angle;
81. N $05^{\circ} 06' 17''$ E, a distance of 351.34' to a point located at the beginning of a curve to the right;
82. With said curve to the right containing a radius of 1497.39', an interior angle of $30^{\circ} 28' 07''$, a chord which bears N $20^{\circ} 22' 21''$ E, chord distance of 786.93', and curve length of 796.28', to a point of tangency;
83. N $35^{\circ} 36' 25''$ E, a distance of 621.62' to a point located at the beginning of a curve to the right;
84. With said curve to the right containing a radius of 1497.39', an interior angle of $30^{\circ} 20' 02''$, a chord which bears N $50^{\circ} 46' 25''$ E, chord distance of 783.53', and curve length of 792.76', to a point of tangency;
85. N $65^{\circ} 56' 27''$ E, a distance of 345.74' to a point located at the beginning of a curve to the left;
86. With said curve to the left containing a radius of 1367.39', an interior angle of $35^{\circ} 20' 11''$, a chord which bears N $48^{\circ} 16' 21''$ E, chord distance of 830.02', and curve length of 843.32', to a point of tangency;
87. N $22^{\circ} 05' 25''$ E, a distance of 206.30' to a point for angle;
88. N $29^{\circ} 28' 43''$ E, a distance of 128.93' to a point for angle;

89. N 39° 26' 44" E, a distance of 252.83' to a point for angle;
90. N 13° 06' 48" E, a distance of 417.48' to a point for angle;
91. N 37° 24' 57" E, a distance of 803.96' to a point for angle;
92. N 15° 09' 09" E, a distance of 548.12' to a point for angle;
93. N 15° 19' 09" E, a distance of 568.87' to a point for angle;
94. N 15° 19' 09" E, a distance of 380.71' to a point for angle;
95. N 15° 22' 13" E, a distance of 253.08' to a point for angle;
- 96. N 15° 19' 09" E, a distance of 132.44' to the Point of Beginning containing 363.049 acres of land.**

SAVE AND EXCEPT:

SOUTHBOUND REST AREA: 31.962 ACRES

BEING A 31.962 ACRE TRACT OF LAND, LOCATED IN THE J.P. WALLACE SURVEY, ABSTRACT NO. 902, AND THE T. BUCKEY SURVEY, ABSTRACT NO. 82; BELL COUNTY, TEXAS; SAID 31.962 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at point located within the Interstate Highway 35 right-of-way, said point bears S 21° 59' 54" W, a distance of 3998.67' from the point of beginning of the above described 363.049 acre tract; Said point of beginning located at state plane, central zone coordinate (N) 10307805.09 (E) 3169568.05

Thence, within the interior of said Interstate Highway 35 right-of-way around said Southbound Rest Area the following nine (9) courses and distances:

1. S 34° 26' 13" W, a distance of 3852.65' to a point located at a non-tangent curve to the left;

2. With said curve to the left containing a radius of 2055.00', an interior angle of 18°13'41", a chord which bears N 17° 14' 33" E, chord distance of 651.03', and curve length of 653.78', to a point of tangency;
3. N 06° 36' 12" E, a distance of 109.34' to a point for angle;
4. N 05° 06' 17" E, a distance of 352.84' to a point located at the beginning of a curve to the right;
5. With said curve to the right containing a radius of 1377.39', an interior angle of 30°28'07", a chord which bears N 20° 22' 21" E, chord distance of 723.87', and curve length of 732.47', to a point of tangency;
6. N 35° 36' 25" E, a distance of 621.62' to a point located at the beginning of a curve to the right;
7. With said curve to the right containing a radius of 1377.39', an interior angle of 30°20'02", a chord which bears N 50° 46' 25" E, chord distance of 720.74', and curve length of 729.23', to a point of tangency;
8. N 65° 56' 27" E, a distance of 345.74' to a point located at the beginning of a curve to the left;
9. With said curve to the left containing a radius of 555.59', an interior angle of 21°24'07", a chord which bears N 55° 14' 23" E, chord distance of 552.36', and curve length of 555.59', to the **Point of Beginning containing 31.962 acres of land.**

SAVE AND EXCEPT:

NORTHBOUND REST AREA: 32.063 ACRES

BEING A 32.063 ACRE TRACT OF LAND, LOCATED IN THE R. TANKERSLY SURVEY, ABSTRACT NO. 841, THE J.V. PERKINS SURVEY, ABSTRACT NO. 660, AND THE P.A. ACKERMAN SURVEY, ABSTRACT NO. 28; BELL COUNTY, TEXAS; SAID 32.063 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


BEGINNING at point located within the Interstate Highway 35 right-of-way, said point bears S 26° 41' 37" W, a distance of 7832.57' from the point of beginning of the above described 363.049 acre tract; Said point of beginning located at state plane, central zone coordinate (N) 10304514.85 (E) 3167547.33

Thence, within the interior of said Interstate Highway 35 right-of-way around said Southbound Rest Area the following eight (8) courses and distances:

1. With a curve to the left containing a radius of 1460.00', an interior angle of 20°35'26", a chord which bears S 15° 38' 15" W, chord distance of 521.86', and curve length of 524.68', to a point of tangency;
2. S 05° 20' 32" W, a distance of 453.14' to a point locate at the beginning of a curve to the right;
3. With a curve to the right containing a radius of 1340.00', an interior angle of 30°15'52", a chord which bears S 20° 28' 28" W, chord distance of 699.61', and curve length of 707.81', to a point of tangency;
4. S 35° 36' 24" W, a distance of 642.80' to a point located at the beginning of a curve to the right;
5. With a curve to the right containing a radius of 1340.00', an interior angle of 30°15'52", a chord which bears S 50° 44' 21" W, chord distance of 699.61', and curve length of 707.81', to a point of tangency;
6. S 65° 52' 17" W, a distance of 413.66' to a point for angle;
7. S 51° 50' 22" W, a distance of 665.70' to a point for angle;
8. N 35° 25' 43" E, a distance of 3871.82', to the **Point of Beginning containing 32.063 acres of land.**

Note: The basis of bearing NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot. A survey plat was prepared by a separate document.




Travis L. Quicksall RPLS #6447
Date: 08/26/2022
Job #22-0165

BOA Agenda Item Form



Date Submitted: February 11, 2023

Agenda Date Requested February 16, 2023

Project/Proposal Title: CONSIDER ACTION
REGARDING AN ORDINANCE ANNEXING 10.302
ACRES OF TXDOT RIGHT-OF-WAY ON FM 2268

Council Action Requested:

- ☒ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to hold a public hearing and consider approval of an ordinance annexing approximately 10.302 acres of Texas Department of Transportation ("TxDOT") right-of-way on FM 2268 from the Village's eastern corporate limits near Guess Drive, east to Gooseneck Road

The proposed annexation, if approved, will take the Village of Salado's corporate limits on FM 2268 to Gooseneck Road.

Public notice of the proposed annexation was provided to TxDOT, various service providers and the general public. To date, no comments have been received either for or against the proposed annexation.

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE, APPROXIMATELY 10.302 ACRES OF TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT") OWNED RIGHT-OF-WAY ON FM 2268, FROM THE EASTERN CORPORATE LIMITS OF THE VILLAGE OF SALADO NEAR GUESS ROAD, EAST TO GOOSENECK ROAD IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT "A", LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO IN THE VILLAGE'S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE VILLAGE OF SALADO, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

WHEREAS, the Village of Salado, Texas ("Village") is a Type-A, General Law municipality with the rights and privileges thereto; and

WHEREAS, the Village of Salado, Texas is authorized by State law to annex territory lying adjacent and contiguous to the corporate limits of said Village of Salado, Texas in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, on November 21, 2022, the Village of Salado notified the Texas Department of Transportation ("TxDOT") of its intent to annex the portion of TxDOT-owned right-of-way on FM 2268 lying adjacent and contiguous to the present corporate limits of the Village of Salado in accordance with Texas Local Government Code Section 43.1056; and

WHEREAS, a 10.302 acre tract of land, being the existing public right-of-way of FM 2268 from the Village's eastern corporate limits, near Guess Road, east to Gooseneck Road, as more particularly described by metes and bounds, attached hereto and incorporated for all purposes as Exhibit "A"; and

WHEREAS, the Board of Aldermen of the Village of Salado ("Aldermen") conducted a public hearing on February 16, 2023, regarding annexation of the subject right-of-way and has provided all required notices within the timeframes established under Chapter 43 of the Texas Local Government Code; and

WHEREAS, the Village has prepared a service plan for the subject right-of-way to be annexed in accordance with Section 43.056 of the Texas Local Government Code providing for full municipal services to such area, which service plan was made available to the public; and

WHEREAS, the Board of Aldermen deems it to be in the best interest of the citizens of the Village to annex said territory into the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

1. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the Board of Aldermen of the Village of Salado, Texas, and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

2. ANNEXATION OF TERRITORY

- A.** The properties in the area described in Exhibit "A" , which is attached hereto and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e., corporate limits) of the Village of Salado, and is made an integral part, hereof.
- B.** The official map and boundaries of the Village of Salado are hereby amended and revised so as to include the area annexed, and to reflect the expansion of the Village's extraterritorial jurisdiction resulting from such annexation.

3. EFFECTIVE DATE

This Ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

4. FILING

- A.** The Village Secretary is hereby instructed to include this Ordinance in the records of the Village.
- B.** The Village Secretary is hereby instructed to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction.
- C.** The Village Secretary is hereby instructed to file a certified copy of this Ordinance with the Bell County Clerk.

5. SEVERABILITY

It is hereby declared to be the intention of the Board of Aldermen of the Village of Salado that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this the ____ day of _____ 2023, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the **Board of Aldermen of the Village of Salado, Texas.**

Michael Coggin, Mayor

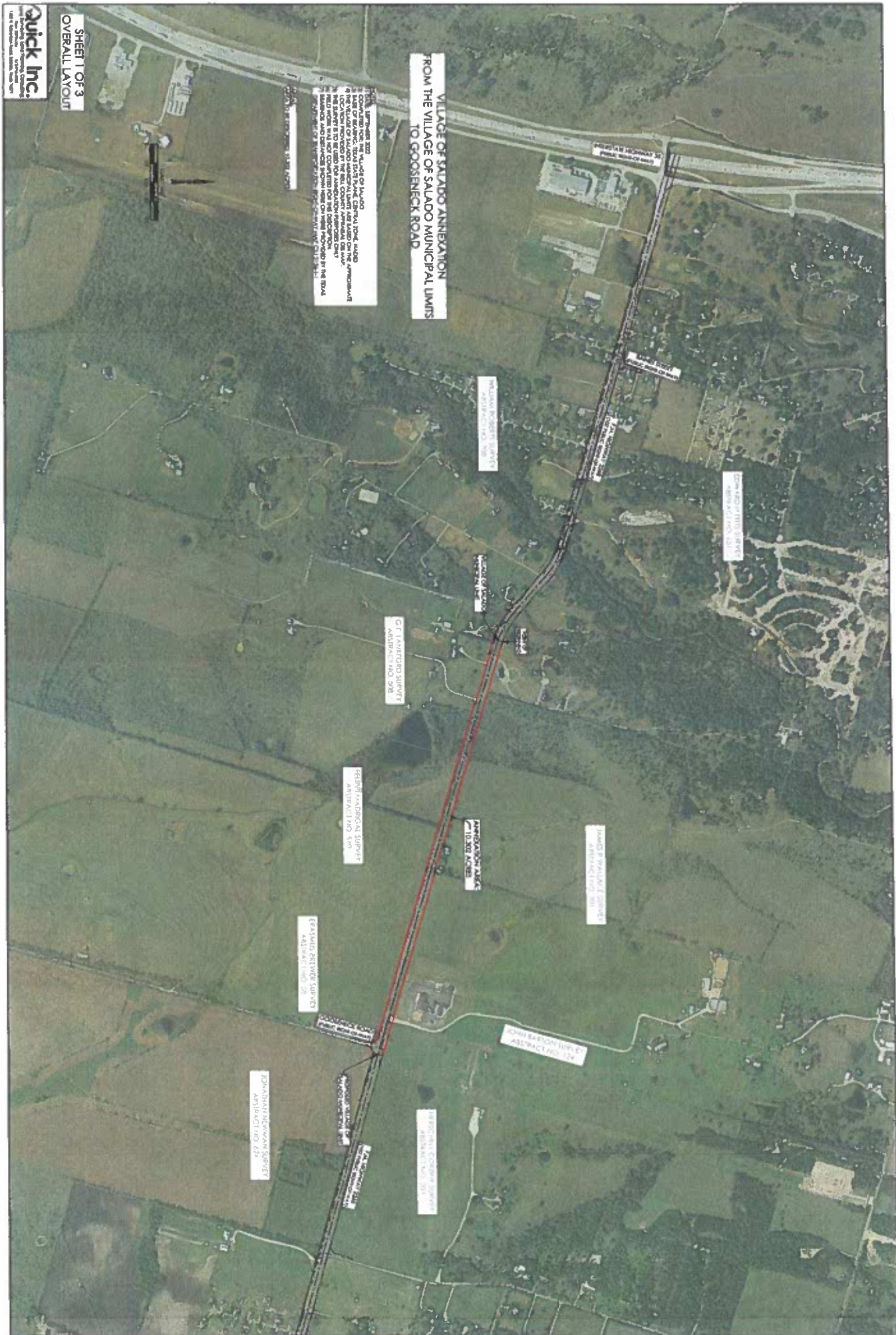
ATTEST:

Don Ferguson, Village Administrator/Acting City Secretary

Exhibit "A"

SURVEY AND METES AND BOUNDS DESCRIPTION

INTERSTATE 35 RIGHT-OF-WAY



VILLAGE OF SALADO ANNEXATION
FROM THE VILLAGE OF SALADO MUNICIPAL LIMITS
TO GOOSENECK ROAD

THE VILLAGE OF SALADO
IS A CITY OF THE STATE OF TEXAS, COUNTY OF TARRANT, TEXAS
AND THE BOARD OF SALADO, TEXAS, COUNTY OF TARRANT, TEXAS
DO HEREBY CERTIFY THAT THE ANNEXATION OF THE LANDS
HEREIN DESCRIBED TO THE VILLAGE OF SALADO IS IN ACCORDANCE
WITH THE PROVISIONS OF THE TEXAS ANNEXATION ACT, CHAPTER 171,
ACTS OF THE 69TH LEGISLATIVE SESSION, 1925, AS AMENDED.

SHEET 1 OF 3
OVERALL LAYOUT

Quick Inc.
10000 N. Loop West, Suite 100
Dallas, Texas 75243
Phone: (214) 343-1111
Fax: (214) 343-1112
Email: info@quickinc.com

JOHN BASTON SURVEY
ACREAGE: 100.00

JOHN BASTON SURVEY
ACREAGE: 100.00

JOHN BASTON SURVEY
ACREAGE: 100.00

G.T. TARRANT SURVEY
ACREAGE: 100.00

G.T. TARRANT SURVEY
ACREAGE: 100.00

G.T. TARRANT SURVEY
ACREAGE: 100.00

JOHN BASTON SURVEY
ACREAGE: 100.00

JOHN BASTON SURVEY
ACREAGE: 100.00

Quick Inc.

VILLAGE OF SALADO ANNEXATION
F.M. 2268
FROM THE VILLAGE OF SALADO MUNICIPAL
LIMITS TO GOOSENECK ROAD

1" = 600'



F.M. HIGHWAY 2268

GOOSENECK ROAD
(PUBLIC RIGHT-OF-WAY)





Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

FIELD NOTES FOR A 10.302 ACRE TRACT OF LAND:

BEING A 10.302 ACRE TRACT OF LAND, LOCATED IN THE JAMES P WALLACE SURVEY, ABSTRACT NO. 901, THE JOHN BARTON SURVEY, ABSTRACT NO. 124, THE HERSCHELL CORZINE SURVEY, ABSTRACT NO. 203, THE ERASMUS BREWER SURVEY, ABSTRACT NO. 58, THE FELIPPI MADRIGAL SURVEY, ABSTRACT NO. 540, AND THE G.F. LANKFORD SURVEY, ABSTRACT NO. 508, BELL COUNTY, TEXAS; SAID 10.302 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in a curve in the northeast right-of-way line of F.M. Highway 2268, being the approximate location of an exterior corner of the existing Village of Salado Municipal limits, said point being the northwest corner of the herein described tract of land, said Point of Beginning located at state plane, central zone coordinate (N) 10312643.05' (E) 3176953.67';

Thence, with the northeast right-of-way line of F.M. Highway 2268, the following seven (7) courses and distances:

1. with said curve to the left containing a radius of 905.37', a central angle of $03^{\circ}07'03''$, a chord which bears $S\ 71^{\circ}41'10''\ E$, a chord distance of 49.26', a total **curve length** of **49.26'**, to a point for a point of tangency of the herein described tract of land;
2. **$S\ 73^{\circ}14'41''\ E$** , a distance of **2173.10'**, to a point for an exterior corner of the herein described tract of land;
3. **$S\ 16^{\circ}45'19''\ W$** , a distance of **10.00'**, to a point for an interior corner of the herein described tract of land;

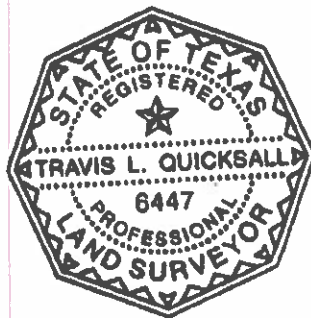
4. **S 73° 14' 41" E**, a distance of **302.82'**, to a point for an interior corner of the herein described tract of land;
5. **N 14° 29' 19" E**, a distance of **10.00'**, to a point for an exterior corner of the herein described tract of land;
6. **S 73° 28' 41" E**, a distance of **1785.06'**, to a point for an angle point of the herein described tract of land;
7. **S 74° 11' 41" E**, a distance of **210.91'**, to a point in the northeast right-of-way line of F.M. Highway 2268, said point being the northeast corner of the herein described tract of land;
8. **Thence**, across F.M. Highway 2268, **S 15° 48' 19" W**, a distance of **100.00'**, to a point at a cutback at the intersection of the southwest right-of-way line of F.M. Highway 2268 and the southeast right-of-way line of Gooseneck Road, said point being an angle point of the herein described tract of land;
9. **Thence**, with said cutback, **S 60° 40' 49" W**, a distance of **70.56'**, to a point at an angle point in the southeast right-of-way line of Gooseneck Road, said point being an angle point of the herein described tract of land;
10. **Thence**, across Gooseneck Road, **N 74° 11' 41" W**, a distance of **53.00'**, to a point at an angle point in the northwest right-of-way line of Gooseneck Road, said point being an angle point of the herein described tract of land;
11. **Thence**, with a cutback of the intersection of the northwest right-of-way line of Gooseneck Road and the southwest right-of-way line of F.M. Highway 2268, **N 29° 19' 11" W**, a distance of **70.86'**, to a point at the intersection of the southwest right-of-way line of F.M. Highway 2268 and the northwest right-of-way line of Gooseneck Road, said point being an angle point of the herein described tract of land;

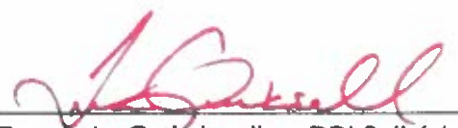
Thence, with the southwest right-of-way line of F.M. Highway 2268, the following eight (8) courses and distances:

12. **N 74° 11' 41" W**, a distance of **58.53'**, to a point for an angle point of the herein described tract of land;

13. **N 73° 28' 41" W**, a distance of **1784.01'**, to a point for an angle point of the herein described tract of land;
14. **N 73° 14' 41" W**, a distance of **1813.50'**, to a point for an exterior corner of the herein described tract of land;
15. **N 16° 45' 19" E**, a distance of **10.00'**, to a point for an interior corner of the herein described tract of land;
16. **N 73° 14' 41" W**, a distance of **560.00'**, to a point for an interior corner of the herein described tract of land;
17. **S 16° 45' 19" W**, a distance of **10.00'**, to a point for an exterior corner of the herein described tract of land;
18. **N 73° 14' 41" W**, a distance of **104.10'**, to a point for the beginning of a curve to the right of the herein described tract of land;
19. with said curve to the right containing a radius of 1005.37', a central angle of 02°53'50", a chord which bears N 71° 47' 46" W, a chord distance of 50.83', a total **curve length** of **50.84'**, to a point in the southwest right-of-way line of F.M. Highway 2268, said point being the southwest corner of the herein described tract of land;
20. **Thence**, across F.M. Highway 2268, **N 17° 39' 33" E**, a distance of **100.07'**, to the **POINT OF BEGINNING** containing **10.302 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.




Travis L. Quicksall RPLS #6447
Date: 09/20/2022
Job #22-0165

BOA Agenda Item Form



Date Submitted: February 13, 2023

Agenda Date Requested February 16, 2023

Project/Proposal Title: CONSIDER ACTION
REGARDING THE FISCAL YEAR 2022 VILLAGE
OF SALADO AUDIT

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

The item was placed on the agenda to allow board members to discuss and consider action regarding the *Village of Salado, Texas Basic Financial Statements and Supplemental Schedules and Independent Auditor's Report for the Fiscal Year Ended September 30, 2022* (the "Audit").

Phil Vaughan, the Village's external auditor, completed his work on the Fiscal Year 2021 Audit earlier this month. A PDF copy of the Audit has already been provided to board members for review and consideration. Hard copies will be provided to the Board at the meeting.

Mr. Vaughan will be present to brief board members on his findings and to answer questions.

BOA Agenda Item Form



Date Submitted: February 15, 2023

Agenda Date Requested: February 16, 2023

Project/Proposal Title: CONSIDER ACTION REGARDING A PROPOSED CONSTRUCTION/FINAL PLAT FOR MUSTANG SPRINGS PHASE I

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action regarding a proposed construction/final plat for Phase I of Mustang Springs located off FM 2843 in the E-T-J of the Village of Salado.

Mustang Springs is a proposed three-phase 1,105.60-acre mixed-use development. Water and wastewater service for the planned development will be provided by properly permitted water and wastewater systems constructed and operated by the developer. The development will be annexed into the Village.

The concept plan for the development is part of a Development Agreement approved by the Board of Aldermen that will govern the planned development. That agreement granted variances from the Village's Subdivision Ordinance relating to block length, right-of-way width, drainage design, lot width and connectivity.

The developer has submitted the proposed construction/final plat for Mustang Springs Phase I which consists of approximately 355 acres with a total of 135 single-family residential estate lots. Each lot is at least two-acres in size.

The Village Engineer has reviewed the proposed plat for compliance with the Subdivision Ordinance and the Mustang Springs Development Agreement. Construction plans for Phase I will be submitted for review and approval prior to the construction of the planned improvements.

The developer shall provide bond or letter of credit for the public improvements to be constructed prior to filing of the plat.

The Planning and Zoning Commission met on February 14th to consider the proposed plat. Afterwards, the Commission unanimously voted to recommend approval of the plat, as presented.

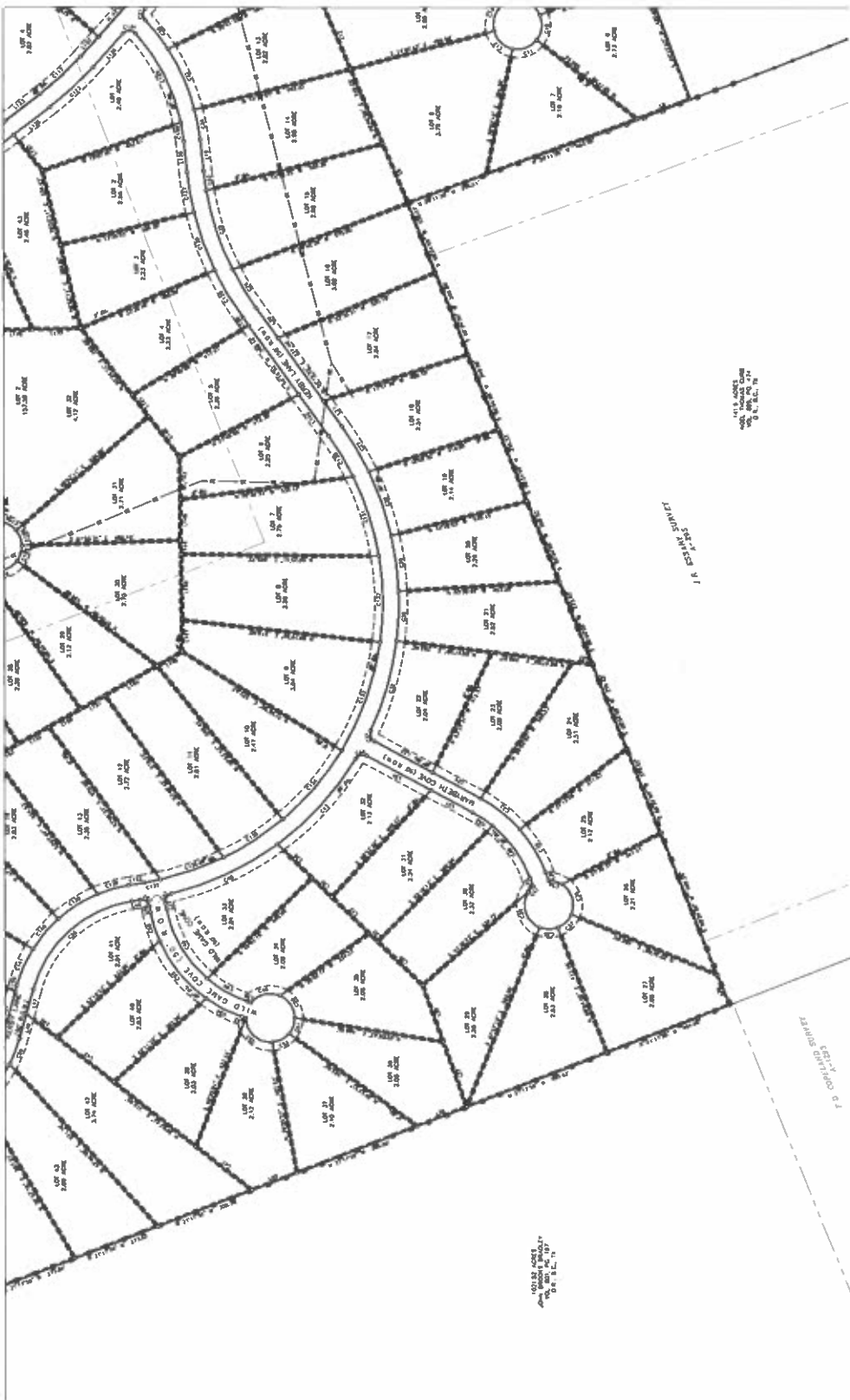


SCALE 1" = 150'

MATCH LINE SHEET 5

MATCH LINE SHEET 2

MATCH LINE SHEET 4



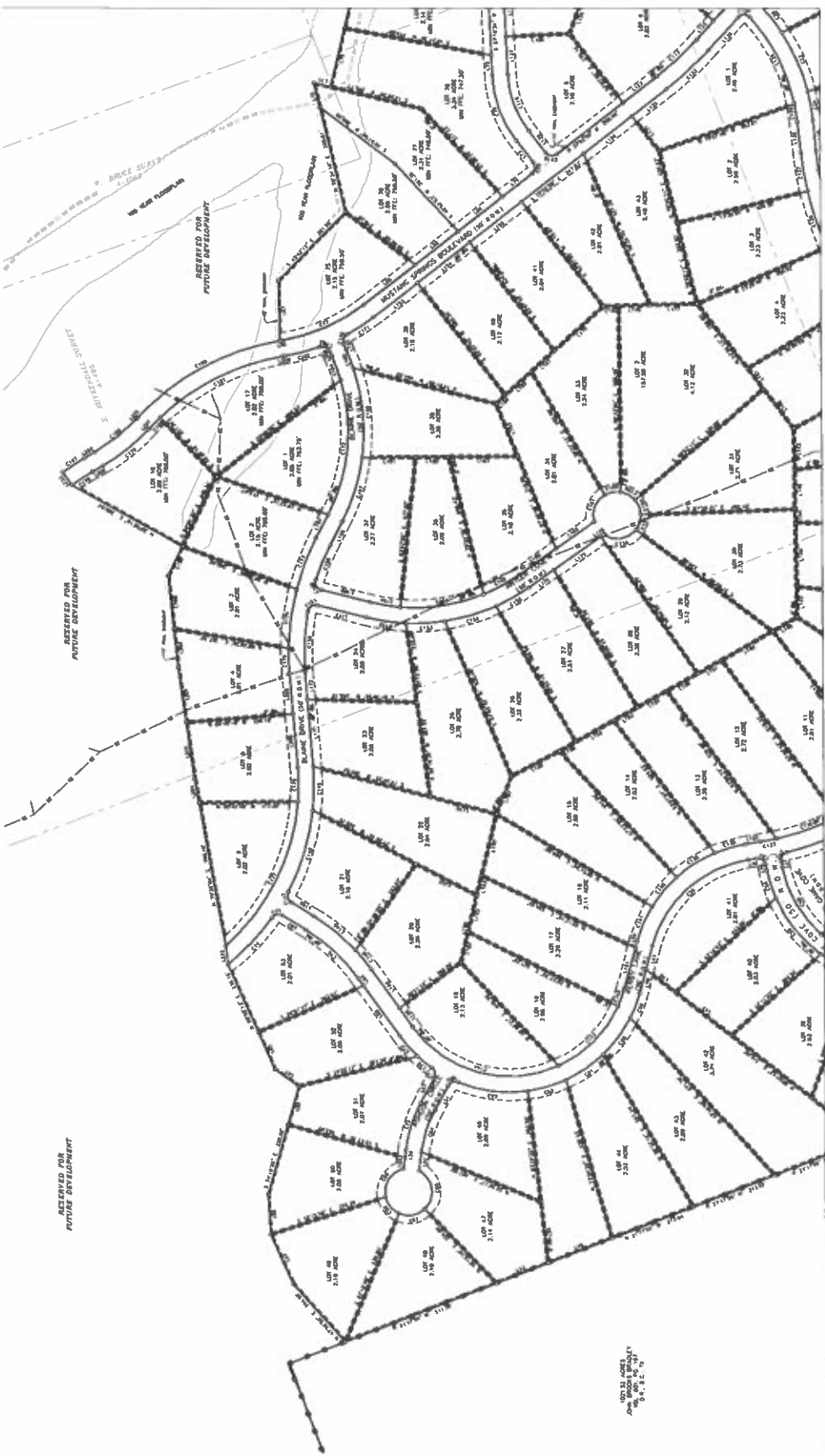
- LEGEND
- 1. LOT
 - 2. LOT AREA
 - 3. LOT AREA (ACRES)
 - 4. LOT AREA (SQ. FT.)
 - 5. LOT AREA (ACRES) (R.O.C. 1/4)
 - 6. LOT AREA (ACRES) (R.O.C. 1/2)
 - 7. LOT AREA (ACRES) (R.O.C. 3/4)
 - 8. LOT AREA (ACRES) (R.O.C. 1)
 - 9. LOT AREA (ACRES) (R.O.C. 1 1/4)
 - 10. LOT AREA (ACRES) (R.O.C. 1 1/2)
 - 11. LOT AREA (ACRES) (R.O.C. 1 3/4)
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 - 13. LOT AREA (ACRES) (R.O.C. 2 1/4)
 - 14. LOT AREA (ACRES) (R.O.C. 2 1/2)
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 - 16. LOT AREA (ACRES) (R.O.C. 3)
 - 17. LOT AREA (ACRES) (R.O.C. 3 1/4)
 - 18. LOT AREA (ACRES) (R.O.C. 3 1/2)
 - 19. LOT AREA (ACRES) (R.O.C. 3 3/4)
 - 20. LOT AREA (ACRES) (R.O.C. 4)
 - 21. LOT AREA (ACRES) (R.O.C. 4 1/4)
 - 22. LOT AREA (ACRES) (R.O.C. 4 1/2)
 - 23. LOT AREA (ACRES) (R.O.C. 4 3/4)
 - 24. LOT AREA (ACRES) (R.O.C. 5)
 - 25. LOT AREA (ACRES) (R.O.C. 5 1/4)
 - 26. LOT AREA (ACRES) (R.O.C. 5 1/2)
 - 27. LOT AREA (ACRES) (R.O.C. 5 3/4)
 - 28. LOT AREA (ACRES) (R.O.C. 6)
 - 29. LOT AREA (ACRES) (R.O.C. 6 1/4)
 - 30. LOT AREA (ACRES) (R.O.C. 6 1/2)
 - 31. LOT AREA (ACRES) (R.O.C. 6 3/4)

SUBDIVISION PLAT
MUSTANG SPRINGS AT SALADO
PHASE ONE



SCALE 1" = 150'

MATCH LINE SHEET 5



MATCH LINE SHEET 3

SUBDIVISION PLAT
MUSTANG SPRINGS AT SALADO
PHASE ONE

- LEGEND
- 1. LOT AREA
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 - 43. LOT AREA
 - 44. LOT AREA



MATCH LINE SHEET 2

[illegible]

